

What is claimed is:

1-31 (Cancelled)

- 5 32. (New) A computer-based system for performing property-related searches based on search parameters provided by a user, the computer-based system comprising:
 an input device configured to receive one or more user-provided search parameters relating to residential properties; and
 a query device configured to generate at least a first report for the user based on the
10 user-provided search parameters, wherein the first report contains at least one of a respective AVM value and a differential valuation for each of a plurality of residential properties that conforms to the user-provided search parameters, a differential valuation being a difference between an AVM value and a respective offering price of a residential property.
- 15 33. (New) The computer-based system of claim 32, wherein the first report contains a respective AVM value for each of a plurality of residential properties that conforms to the user-provided search parameters.
- 20 34. (New) The computer-based system of claim 33, wherein the first report contains a respective AVM value and offering price for each of a plurality of residential properties that conforms to the user-provided search parameters.
35. (New) The computer-based system of claim 32, wherein the first report
25 contains a respective differential valuation for each of a plurality of residential properties that conforms to the user-provided search parameters.
36. (New) The computer-based system of claim 32, wherein the user-provided

search parameters includes one or more parameters related to a differential valuation amount or differential valuation percentage.

37. (New) The computer-based system of claim 32, wherein the user-provided
5 search parameters includes identifying a first geographic region containing a plurality of residential properties for sale.

38. (New) The computer-based system of claim 31, wherein the computer-based
system is configured to first receive and store the user-provided search parameters, and
10 wherein the query device is configured to thereafter generate a plurality of separate reports at different times with each report containing at least one of a respective AVM value and a differential valuation for each of a plurality of residential properties that conforms to the user-provided search parameters.

15 39. (New) The computer-based system of claim 33, wherein the computer-based system is configured to first generate a plurality of AVM values for respective properties offered for sale in a defined geographic region, then provide at least one report to a set of subsequently sent user-provided search parameters relating to residential properties offered for sale.

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40. (New) The computer-based system of claim 33, wherein at least one AVM-generated value of the first report is provided using a large AVM database containing AVM-generated values for properties offered for sale in a first geographical area specified by the user.

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41. (New) The computer-based system of claim 32, further comprising a notification device configured to notify the user about an availability of a query report via at least one communication conduit specified by the user.

42. (New) The computer-based system of claim 41, wherein the notification device is configured to communicate with the user using at least one of an audio message on a telephone, an automated facsimile message, email and a pager message.

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43. (New) The computer-based system of claim 32, further comprising an information device configured to provide detailed information about conforming properties to the user.

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44. (New) The computer-based system of claim 43, wherein the information device is configured to provide the detailed information via at least one of e-mail, phone and facsimile.

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45. (New) The computer-based system of claim 43, wherein computer-based system is configured to provide detailed information to the user using a map, wherein information about at least a first conforming property is embedded in the map using an icon appropriately placed on the map.

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46. (New) The computer-based system of claim 45, wherein detailed information further includes information about a plurality of comparable properties of the first conforming property.

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47. (New) The computer-based system of claim 46, wherein each comparable property representation includes an icon appropriately placed on the map.

48. (New) The computer-based system of claim 32, wherein each AVM value or differential valuation is generated without information provided by the user.

49. (New) The computer-based system of claim 32, wherein the one or more user-provided search parameters includes at least one parameter relating to residential properties specifically offered for sale.

5 50. (New) The computer-based system of claim 49, wherein the one or more user-provided search parameters includes one or more parameters relating to offering prices of residential properties specifically offered for sale.

51. (New) An on-line computer-based system for performing property-related
10 searches over the internet based on search parameters provided by a user at a remote terminal, the computer-based system comprising:

an input device configured to receive one or more user-provided search parameters relating to residential properties; and

a query means for generating reports based on the user-provided search parameters,
15 wherein each report contains an AVM-generated information item for each residential property of a set of residential properties that conforms to the user-provided search parameters;

wherein each an AVM-generated information item is generated without information provided by the user.

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52. (New) The computer-based system of claim 51, wherein the query means is configured to act in an agent mode of operation.

53. (New) The computer-based system of claim 51, wherein the query means is
25 configured to act in an on-line mode of operation.

54. (New) The computer-based system of claim 51, wherein the user is a prospective buyer of properties and not a real estate professional.

55. (New) The computer-based system of claim 51, wherein each AVM-generated information item generated without information provided by the user.

5 56. A storage medium containing a number of instructions that when accessed by a computer-based system can enable the computer-based system to perform real-estate related services for a user, the storage medium including:

a first set of one or more instructions directed to receiving one or more user-provided search parameters relating to residential properties; and

10 a second set of one or more instructions directed to generating reports based on the user-provided search parameters, wherein each report contains an AVM-generated information item for each residential property of a set of residential properties that conforms to the user-provided search parameters.

15 57. The storage medium of claim 56, further comprising an AVM database containing respective AVM generated values for a plurality of residential properties offered for sale;

20 58. The storage medium of claim 57, wherein each of the AVM generated values in the AVM database is prepared without information provided by the user.